



Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £545,000

 Benham
& Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

🏠 2 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

REF#: BEA240244

Set on the first floor of Citrine House is this newly built two bedroom apartment spanning a comfortable circa. 705 square feet. This stylish apartment boasts a custom designed kitchen with fully integrated Siemens appliances, matt cabinet doors with soft close, under cupboard lighting, slimline laminate work top and painted glass splashback. Both bedrooms are well sized and fitted with carpet, bedroom one has the added benefit of a built in wardrobe and wiring for SkyQ HD. The three piece bathroom suite consists of Porcelanosa wall and floor tiles, shower head over bath with thermostatic control valve, and polished chrome electric heated towel rail. Further benefits include a utility cupboard with additional storage room, private terrace, and underflooring heating throughout.

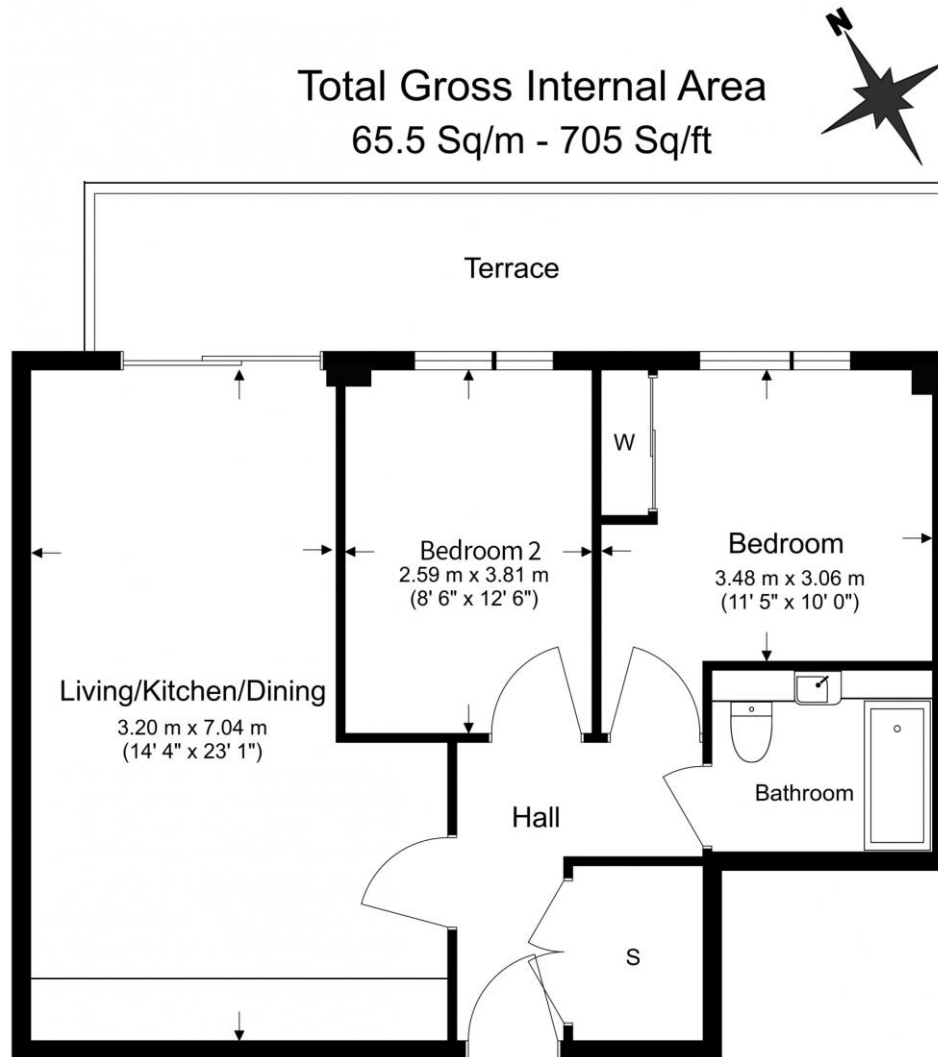
Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting Colindale to Central London in under 30 minutes. It also benefits from a range of residents' facilities on site, including shops, bars, restaurants as well as a residents-only gym and 24hr concierge, and nine acres of green space.





Property Features:

- Two Bedroom Apartment
- One Bathroom
- Circa. 705 Square Feet
- First Floor
- Private Terrace
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£545,000
Tenure:	Leasehold Expires 01/01/3022 Approximately 997 Years Remaining
Ground Rent:	Peppercorn For the year of 2024
Service Charge:	£2,000.00 (per annum) For the year of 2024
Anticipated Rent:	£2,200.00 pcm Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240244

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